

ORDINANCE NO. 1380

1 AN ORDINANCE relating to land subdivision by
2 defining subdivision and short subdivision regu-
3 lations; amending King County Resolution 11048,
4 Section I, and K.C.C. 19.04; adding new sections
5 to Resolution 11048, Sections I and II and K.C.C.
6 19.04 and 19.08; and adding a new section to
7 Resolution 11048, Section IV-A and K.C.C. 19.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. Resolution No. 11048, Section 1, (19), and
10 K.C.C. 19.04.230 is amended to read as follows:

11 ~~((A-division-of-a-let,-tract-or-parcel-of-land-into-two-or-~~
12 ~~more-lots-or-other-divisions-of-land-for-the-purpose,-immediate~~
13 ~~or-future,-of-transfer-of-ownership-or-development,-including~~
14 ~~all-changes-in-street-or-lot-lines-provided-however-that-divisions~~
15 ~~of-land-for-agricultural-purposes-in-parcels-of-more-than-ten-(16)~~
16 ~~acres,-not-involving-any-new-street-or-easement-of-access-shall~~
17 ~~be-exempted+))~~

18 Subdivision is the division of land into five or more lots,
19 tracts, parcels, sites or divisions for the purpose of sale,
20 lease or transfer and shall include all resubdivision of land.

21 NEW SECTION. SECTION 2. Resolution No. 11048, Section 1,
22 and K.C.C. 19.04 is amended by adding a new section to read as
23 follows:

24 SHORT SUBDIVISION - Short subdivision is the division
25 of land into four or less lots, tracts, parcels, sites or
26 divisions for the purpose of sale, lease or transfer.

27 NEW SECTION. SECTION 3. Resolution No. 11048, Section II,
28 and K.C.C. 19.08 is amended by adding a new section to read as
29 follows:

30 APPLICABILITY. This ordinance shall apply to all divisions
31 of land into two or more lots, tracts, parcels or sites, any one
32 of which is less than 20 acres in area, for the purpose of sale,
33 lease or transfer. It shall apply to plats, replats, subdivis-
ions and short subdivisions.

NEW SECTION. SECTION 4. Resolution No. 11048, Section IV-A,
and K.C.C. 19 is amended by adding thereto a new chapter en-

1 titled Short Subdivision to read as follows:

2 SHORT SUBDIVISION

3 1. Pursuant to R.C.W. 58.17.060 it is the intent of this
4 article to permit administrative approval of a division of land
5 into four or less lots, tracts, parcels, sites or subdivisions
6 for the purpose of sale or lease.

7 2. General Procedure:

8 (a) Submittal. Short subdivision applications shall be sub-
9 mitted to the Director of Public Works for review and approval.
10 The process of the application and necessary documents shall be
11 as required by the Department of Public Works. Applications
12 shall be approved or disapproved within 30 days from date of
13 filing thereof unless the applicant consents to an extension of
14 such time period.

15 (b) Appeal. The decision of the Director of Public Works
16 may be appealed to the Zoning and Subdivision Examiner as pro-
17 vided in Ordinance 263.

18 3. General Requirements and Standards: Short subdivisions
19 shall conform to the same requirements and standards as sub-
20 divisions unless otherwise specified in this article.

21 4. Specific Requirements:

22 (a) Section IV and Appendix A of this resolution pertain
23 only to subdivisions and are not applicable to short subdivisions

24 (b) Land in short subdivisions may not be further divided
25 in any manner within a period of five years without the filing
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1 and recording of a final plat.

2 INTRODUCED AND READ for the first time this 14th day of
3 August, 1972.

4 PASSED this 11th day of September, 1972.

5 KING COUNTY COUNCIL
6 KING COUNTY, WASHINGTON

7 TRACY J. OWEN

8 Chairman

9 ATTEST:

10
11 LEE KRAFT

12 Administrator-Clerk
13 King County Council

14 APPROVED this 20th day of September, 1972

15 JOHN D. SPELLMAN

16 King County Executive